

VILLAGES OF SUMTER CRESTVIEW VILLAS

BEING A PORTION OF SECTION 33, TOWNSHIP 18 SOUTH, RANGE 23 EAST,
SUMTER COUNTY, FLORIDA.

LEGAL DESCRIPTION

THAT PART OF SECTION 33, TOWNSHIP 18 SOUTH, RANGE 23 EAST, LYING
IN SUMTER COUNTY, FLORIDA, AND BEING DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHERNMOST CORNER OF VILLAGES OF SUMTER UNIT NO.
170, AS RECORDED IN PLAT BOOK 11, PAGES 18 THROUGH 18E, INCLUSIVE,
PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA (SAID POINT BEING ON
THE WEST RIGHT OF WAY LINE FOR ST. CHARLES PLACE AS SHOWN ON
SAID PLAT); THENCE SOUTH 02°26'43" EAST FOR 289.07 FEET; THENCE
SOUTH 88°17'40" WEST FOR 188.09 FEET; THENCE NORTH 80°09'46" WEST
FOR 58.89 FEET; THENCE NORTH 74°28'13" WEST FOR 58.89 FEET;
THENCE NORTH 68°46'40" WEST FOR 58.89 FEET; THENCE NORTH
63°05'07" WEST FOR 58.89 FEET; THENCE NORTH 57°23'34" WEST FOR
58.89 FEET; THENCE NORTH 51°42'00" WEST FOR 58.89 FEET; THENCE
NORTH 46°00'27" WEST FOR 58.89 FEET; THENCE NORTH 40°18'54" WEST
FOR 58.89 FEET; THENCE NORTH 34°34'14" WEST FOR 74.38 FEET;
THENCE NORTH 40°40'21" WEST FOR 45.48 FEET; THENCE NORTH
47°46'32" WEST FOR 421.77 FEET; THENCE NORTH 16°59'09" EAST FOR
112.04 FEET; THENCE NORTH 13°00'44" EAST FOR 58.93 FEET; THENCE
NORTH 41°50'17" EAST FOR 297.22 FEET; THENCE SOUTH 47°46'21" EAST
FOR 553.89 FEET; THENCE SOUTH 41°03'19" EAST FOR 60.42 FEET;
THENCE SOUTH 34°22'09" EAST FOR 64.60 FEET; THENCE SOUTH 42°19'02"
EAST FOR 59.86 FEET; THENCE SOUTH 69°08'26" EAST FOR 78.27 FEET;
THENCE SOUTH 88°49'35" EAST FOR 124.49 FEET TO THE AFORESAID
WEST RIGHT OF WAY LINE FOR ST. CHARLES PLACE AND A POINT ON A
NON TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 705.00
FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 03°47'26" WEST,
153.16 FEET; THENCE SOUTHERLY ALONG SAID WEST RIGHT OF WAY LINE
AND ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°28'20" FOR
A DISTANCE OF 153.46 FEET TO THE POINT OF BEGINNING.

CONTAINING 11.28 ACRES, MORE OR LESS.

VILLAGES OF SUMTER CRESTVIEW VILLAS CONVEYANCE TO DISTRICT NO. 8

ALL RIGHT, TITLE AND INTEREST OF THE DEVELOPER IN THE ROADWAYS AND TRACTS "A", "B" & "C"
AS SHOWN ON THE PLAT OF VILLAGES OF SUMTER CRESTVIEW VILLAS IS HEREBY SOLD, CONVEYED
AND SET OVER TO VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 8 (DISTRICT), RESERVING UNTO
THE DEVELOPER ITS TENANTS, INVITEES, GUESTS, SUCCESSORS, HEIRS AND ASSIGNS A PERPETUAL
EASEMENT FOR INGRESS AND EGRESS AND THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND
OPERATION OF UNDERGROUND ELECTRIC, TELEPHONE, CABLE, GAS OR OTHER UTILITIES, IRRIGATION,
WATER, SANITARY SEWER AND STORM WATER FACILITIES, LANDSCAPED AREAS, FENCES, ENTRY
FACILITIES, GOLF CART PATHS, SIGNAGE, GOLF CART BRIDGES AND AERIAL FAIRWAYS, THE DISTRICT
BY ACCEPTING SUCH CONVEYANCE AGREES TO MAINTAIN TRACTS "A", "B" & "C" AND THE
ROADWAYS PERPETUALLY.

WITNESSES AS TO ALL _____ THE VILLAGES OF LAKE-SUMTER, INC.
SIGNATURE _____ BY: _____
PRINT NAME _____ SIGNATURE _____
SIGNATURE _____
PRINT NAME _____ PRINT NAME / TITLE _____

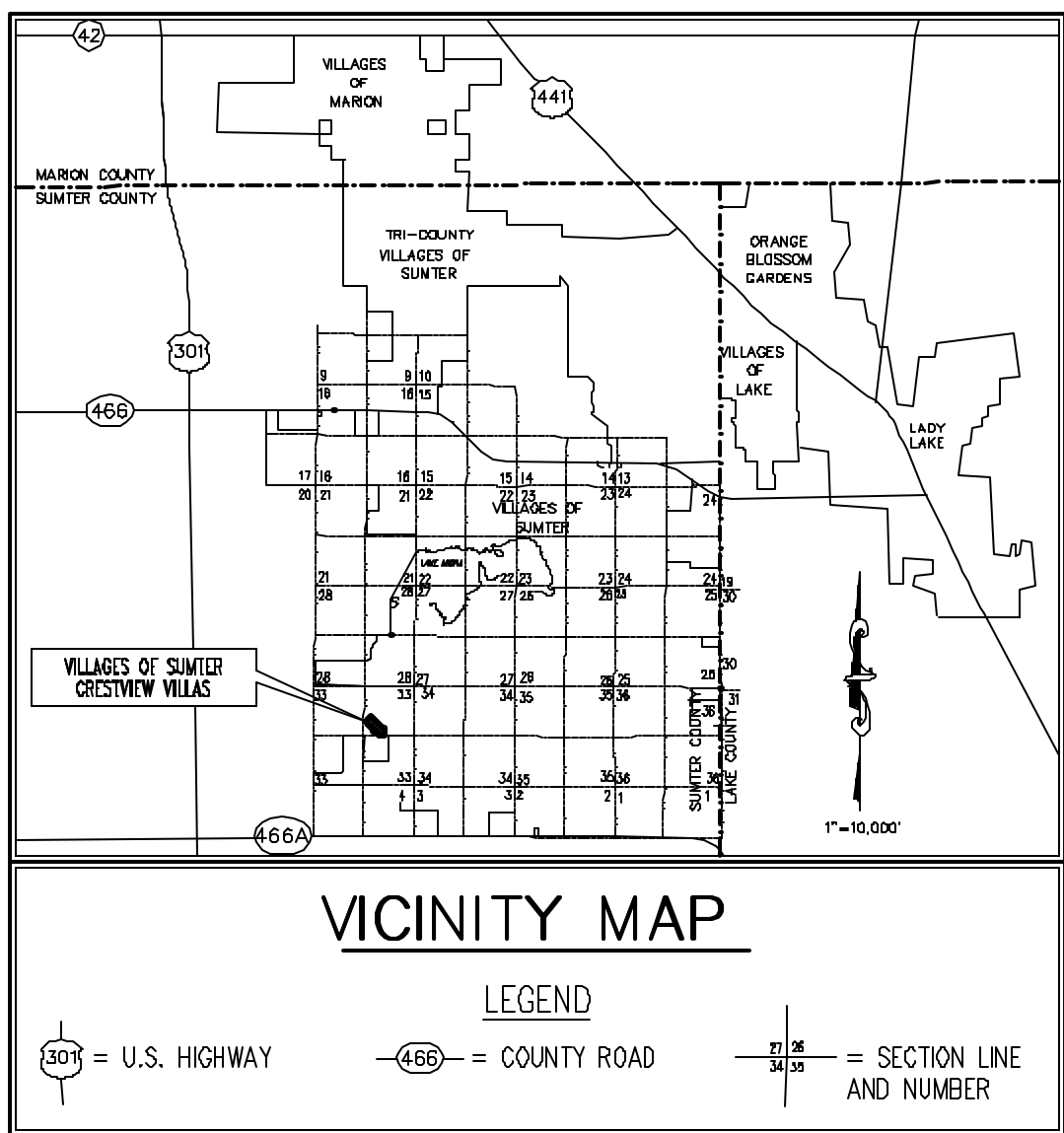
STATE OF FLORIDA, COUNTY OF _____
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____
20____ BY _____ OF THE VILLAGES
OF LAKE-SUMTER, INC. A FLORIDA CORPORATION, ON BEHALF OF THE CORPORATION, AND DID NOT
TAKE AN OATH.

TYPE OF IDENTIFICATION USED:
PERSONALLY KNOWN
NOTARY PUBLIC _____
PRINT NAME _____
MY COMMISSION EXPIRES _____
SERIAL / COMMISSION NUMBER _____ SEAL

PREPARED BY:



▲ ENGINEERS
▲ SURVEYORS
▲ PLANNERS
LB. 4709
4450 N.E. 83rd ROAD • WILDWOOD, FL 34785 • (352) 748-3128



84 LOTS - 3 TRACTS

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION
OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE
SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT.
THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT
THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

RECORD PLAT REVIEW STATEMENT

PURSUANT TO SECTION 177.081, FLORIDA STATUTES, I HEREBY
CERTIFY THAT I HAVE PERFORMED A LIMITED REVIEW OF THIS PLAT
FOR CONFORMITY TO CHAPTER 177, FLORIDA STATUTES AND THAT
SAID PLAT COMPLIES WITH THE TECHNICAL REQUIREMENTS
OF THAT CHAPTER; PROVIDED, HOWEVER, THAT MY
REVIEW AND CERTIFICATION DOES NOT INCLUDE
FIELD VERIFICATION OF ANY POINTS OR
MEASUREMENTS SHOWN ON THIS PLAT.

SIGNATURE _____ DATE _____
PRINT NAME _____ REGISTRATION NO. _____

NOTES:

- 1.) BEARINGS ARE BASED ON AN ASSUMED MERIDIAN WITH THE SOUTH LINE OF
THE NORTHEAST 1/4 OF SECTION 33, TOWNSHIP 18 SOUTH, RANGE 23 EAST AS
BEING S89°35'52"E.
- 2.) ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS
SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE,
AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH
CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION
SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC,
TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION
COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY
RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE
PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC,
TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION,
MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL
SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
- 3.) ALL DISTANCES SHOWN ARE IN FEET.
- 4.) WITH REFERENCE TO CURVILINEAR LOTS, RADIAL LINES HAVE BEEN DESIGNATED
BY (R). ALL OTHER LINES ARE NON-RADIAL.
- 5.) LOT CORNERS WILL BE SET PRIOR TO THE TRANSFER OF ANY LOT OR PRIOR
TO THE EXPIRATION OF THE BOND OR SURETY.
- 6.) P.C.P.'S WILL BE SET WITHIN ONE YEAR OF THE DATE THIS PLAT WAS
RECORDED OR PRIOR TO THE EXPIRATION OF THE BOND OR SURETY.
- 7.) ALL PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN SET IN
ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.
- 8.) THE REFERENCES TO "ROADS" IN THE SURVEYOR'S CERTIFICATION ARE
EXPLAINED AS FOLLOWS: A. "LOCAL ROADS" ARE THOSE ROADS MEETING THAT
DEFINITION AS SET FORTH IN THE LAND DEVELOPMENT DESIGN CRITERIA FOR THE
VILLAGES OF SUMTER PLANNED UNIT DEVELOPMENT, B. "COLLECTOR ROADS" ARE
THOSE ROADS MEETING THAT DEFINITION AS SET FORTH IN THE SUMTER COUNTY
LAND DEVELOPMENT REGULATIONS AND THE LAND DEVELOPMENT DESIGN CRITERIA
FOR THE VILLAGES OF SUMTER PLANNED UNIT DEVELOPMENT.
- 9.) TRACTS "A" AND "B" ARE FOR OPEN SPACE, RECREATION AREA AND COMMON
LANDSCAPE SPACE. THE DISTRICT AND THE DEVELOPER, ITS SUCCESSORS AND
ASSIGNS, RESERVE FROM SAID TRACTS PERPETUAL EASEMENTS FOR INGRESS AND
EGRESS AND THE CONSTRUCTION, INSTALLATION AND MAINTENANCE OF
UNDERGROUND ELECTRIC, TELEPHONE, GAS OR OTHER UTILITIES, DRAINAGE
FACILITIES, LANDSCAPED AREAS, CART PATHS AND THE CONSTRUCTION,
INSTALLATION AND MAINTENANCE OF FENCES, ENTRY FACILITIES AND SIGNAGE.
- 10.) TRACT "C" IS FOR TEMPORARY VEHICULAR PARKING AND IS SUBJECT TO A
BLANKET EASEMENT FOR UTILITIES.
- 11.) THE TITLE OPINION FOR THIS PLAT HAS BEEN SUBMITTED BY SEPARATE
DOCUMENT.

CERTIFICATE OF PLANNING AND DEVELOPMENT

I HEREBY CERTIFY THAT THE LANDS CONTAINED HEREIN ARE IN
SUMTER COUNTY, FLORIDA, ARE ZONED PROPERLY FOR THE USE
PLATTED AND THAT THE SUBDIVISION HAS PROCEEDED THROUGH THE
DEVELOPMENT REQUIREMENTS OF SUMTER COUNTY, FLORIDA.

THIS IS TO CERTIFY THAT ON _____, 20____, PLANNING AND
DEVELOPMENT APPROVED THE FOREGOING PLAT.

PRINT NAME _____ SIGNATURE _____
PLANNING AND DEVELOPMENT

CERTIFICATE OF CLERK

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT AND FIND THAT
IT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF CHAPTER 177,
FLORIDA STATUTES AND WAS FILED FOR RECORD ON _____
20____, AT _____ FILE NUMBER _____
PLAT BOOK _____ PAGE _____.

CLERK OF THE COURT IN AND
FOR SUMTER COUNTY, FLORIDA

PRINT NAME _____ SIGNATURE _____
DEPUTY CLERK DEPUTY CLERK

CERTIFICATE OF APPROVAL BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY THAT ON _____
20____ THIS PLAT WAS APPROVED BY _____
THE BOARD OF COUNTY COMMISSIONERS
OF SUMTER COUNTY, FLORIDA, AND SO
RECORDED IN THE MINUTES OF SAID
MEETING.

PRINT NAME _____ ATTEST: PRINT NAME _____
CHAIRMAN OF THE BOARD CLERK OF THE BOARD

SIGNATURE _____ SIGNATURE _____
CHAIRMAN OF THE BOARD CLERK OF THE BOARD

PLAT BOOK _____
PAGE _____

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, THE VILLAGES OF LAKE-SUMTER,
INC., A FLORIDA CORPORATION (DEVELOPER) AS OWNER IN FEE SIMPLE OF THE LOTS, HAS
CAUSED TO BE MADE THIS PLAT OF VILLAGES OF SUMTER CRESTVIEW VILLAS, A SUBDIVISION OF
LAND HEREIN DESCRIBED AND JOINS WITH VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 8
(DISTRICT) AS OWNER IN FEE SIMPLE OF TRACTS "A", "B" & "C" TOGETHER WITH THE ROADWAYS
DEPICTED HEREIN; AND HEREBY DEDICATES TRACT "C" TO THE PERPETUAL USE OF THE
RESIDENTS OF VILLAGES OF SUMTER CRESTVIEW VILLAS, SUBJECT TO AN EASEMENT FOR
UTILITIES; AND HEREBY DEDICATES TRACTS "A" & "B" AND THE ROADWAYS DEPICTED HEREIN TO
THE PERPETUAL USE OF THE RESIDENTS OF VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 8.
THE ROADWAYS, HOWEVER, ARE SUBJECT TO THE PERPETUAL RIGHT OF INGRESS AND EGRESS BY
THEIR TENANTS, INVITEES AND LICENSEES AND THOSE PROVIDERS OF SANITATION, POSTAL, FIRE
AND LAW ENFORCEMENT, EMERGENCY MEDICAL SERVICES, THEIR VEHICLES AND PERSONNEL, AND
SUBJECT TO USE AS UTILITY EASEMENTS. IN WITNESS WHEREOF, THE UNDERSIGNED OWNERS
HERE TO SET THEIR HAND AND SEAL ON _____.

THE FOLLOWING FACILITIES ARE FOR
NON-PUBLICLY DEDICATED USE ONLY:
TRACTS "A", "B" & "C", AND THE
ROADWAYS LOCATED HEREIN. THESE
FACILITIES WILL BE MAINTAINED BY THE
OWNERS THEREOF OR THE OWNERS'
ASSIGNS AND/OR DESIGNEES AND
SUMTER COUNTY IS NOT RESPONSIBLE
FOR THE MAINTENANCE OR
IMPROVEMENTS OF SAME.

WITNESSES: _____ THE VILLAGES OF LAKE-SUMTER, INC.
(1) SIGNATURE _____ BY: _____
PRINT NAME _____ SIGNATURE _____
PRINT NAME / TITLE _____
(2) SIGNATURE _____
PRINT NAME _____
VILLAGE COMMUNITY DEVELOPMENT
DISTRICT NO. 8
(1) SIGNATURE _____ BY: _____
PRINT NAME _____ SIGNATURE _____
PRINT NAME / TITLE _____
(2) SIGNATURE _____
PRINT NAME _____

STATE OF FLORIDA, COUNTY OF _____
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____
DAY OF _____, 20____, BY _____ OF THE VILLAGES OF
LAKE-SUMTER, INC., A FLORIDA CORPORATION, ON BEHALF OF THE
CORPORATION, AND DID NOT TAKE AN OATH.

NOTARY PUBLIC - STATE OF FLORIDA _____ SEAL

PRINT NAME: _____ SERIAL / COMM. NO. _____
TYPE OF IDENTIFICATION PRODUCED: _____ PERSONALLY KNOWN

STATE OF FLORIDA, COUNTY OF _____
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____
DAY OF _____, 20____, BY _____ OF VILLAGE COMMUNITY
THE DEVELOPMENT DISTRICT NO. 8 AND DID NOT TAKE AN OATH.

NOTARY PUBLIC - STATE OF FLORIDA _____ SEAL

PRINT NAME: _____ SERIAL / COMM. NO. _____
TYPE OF IDENTIFICATION PRODUCED: _____ PERSONALLY KNOWN

CERTIFICATE OF SURVEYOR

THE UNDERSIGNED, BEING A FLORIDA LICENSED AND REGISTERED
PROFESSIONAL SURVEYOR AND MAPPER (P.S.M.), DOES HEREBY CERTIFY
THAT ON _____, 20____ HE COMPLETED THE SURVEY OF THE
LANDS DESCRIBED HEREON, VILLAGES OF SUMTER CRESTVIEW VILLAS;
THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE LANDS HEREIN
DESCRIBED AND PLATTED; THAT THIS PLAT MEETS THE REQUIREMENTS OF
CHAPTER 177, FLORIDA STATUTES, AND THAT THE PLAT INCLUDES 2,633
LINEAR FEET OF PLATTED STREETS, OF WHICH THERE ARE 2,633 LINEAR
FEET OF LOCAL ROADS AND 0 LINEAR FEET OF COLLECTOR ROADS (AS
MEASURED ALONG THE CENTERLINE THEREOF.)

FARNER, BARLEY & ASSOCIATES, INC.
4450 N.E. 83rd ROAD
WILDWOOD, FLORIDA 34785
LICENSED BUSINESS NO. 4709

ALEXANDER G. DUCHART _____ DATE _____
REGISTRATION NO. 5998

SEAL

SEAL

SEAL